

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **February 26, 2007**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Brad Cornelius- Planning Manager, Aimee Webb- Development Coordinator/Acting Secretary, Skip Lukert-Building Official, Jennifer Kitchens- Deputy Clerk, Marie Keenum-911 Coordinator, Mike Springstead-Engineer for Springstead Engineering, Barry Ginn-Engineer for Barrineau Ginn & Associates, Inc., Lee Hawkins-Attorney, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:03 p.m.

### **Approval of Minutes-**

Mr. Lukert made a motion to approve the minutes from February 19, 2007. Mr. Stevens requested his comments regarding the roadway for the St. Catherine mine expansion be included in the minutes. Mr. Lukert amended his motion to table the approval of the minutes until the March 5, 2007, DRC meeting. Ms. Kitchens seconded the amended motion, and the amended motion carried.

*Mr. Ginn served on the Committee as County Engineer for the non-Villages projects.*

### **New Business:**

#### **New Song Community Church – Medium Development - Conceptual Review**

George Laufersky, chairman of the church building committee, was present and requested conceptual approval for a medium Special Use Permit for a church in a previously approved retail shopping plaza on C-466 known as Big Oaks Plaza. Mrs. Webb, Mr. Cornelius, Ms. Kitchens, and Mr. Hawkins had no comments. Mrs. Keenum questioned which driveway access would be considered the primary church access. Mr. Lukert explained a meeting may be scheduled to review the building plans and address accessibility issues. Mr. Ginn stated he had no objections to the request provided there were no deviations from the previously approved engineering plans. Mr. Stevens requested the applicant submit a revised traffic study for review of possible impacts and solutions to those impacts. Mr. Ginn and Mr. Cornelius agreed a revised traffic study would not be necessary as the traffic would be less intense for a church than a retail business based on peak hour traffic. Mrs. Rogers advised the applicant the fire marshal would determine the maximum occupancy load. Mr. Laufersky stated there should not be any parking issues due to the landowner's association documents allowing use of all parking infrastructure. Mrs. Keenum requested to add a condition to the Special Use Permit requiring the applicant to utilize Sheriff Deputies as a means of traffic control, if deemed necessary by the Sheriff's Department. Mr. Laufersky also stated the church expects to have a significant amount of its traffic from golf carts. The applicant is working on obtaining golf cart access from adjacent properties. Mrs. Rogers stated the condition of approval should reflect that if the Sumter County Sheriff's Office

(SO) determines the need for a Sheriff Deputy to provide traffic control then the applicant will be responsible to hire a Sheriff Deputy for traffic control.

Mr. Cornelius made a motion to recommend approval to the Zoning and Adjustment Board for the medium development Special Use Permit, subject to the applicants providing traffic control, when deemed necessary by the SO, by the SO or other entity acceptable to the SO. Mrs. Keenum seconded the motion, and the motion carried.

*Mr. Ginn excused himself from the meeting at 2:23 p.m.*

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

**VOS – Hydrangea Villas – Major Development – Engineering Review**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop a 71-lot subdivision. Mr. Springstead and Mr. Stevens had no comments.

Mr. Cornelius made a motion to approve the engineering plans. Mr. Lukert seconded the motion, and the motion carried.

**VOS – Hortensia Villas – Major Development – Engineering Review**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop a 54-lot subdivision. Mr. Springstead had no comments. Mr. Stevens requested Ms. Burgess add a note to the plans to clarify that Hortensia Place will be privately maintained. Ms. Burgess stated that clarification will be added to the Unit 150 engineering plans.

Mr. Cornelius made a motion to approve the engineering plans. Mrs. Keenum seconded the motion, and the motion carried.

**VOS – Unit 150 – Major Development – Engineering Review**

Kim Burgess, Mid-State Engineering, was present and requested engineering approval to develop a 197-lot subdivision. Mr. Springstead's comments consisted of providing the legal description for the plat boundary as shown on the preliminary plans instead of the property boundary, explaining the encroachment areas into St. Charles Place right-of-way, St. Charles Neighborhood Recreation Center, etc., adding the storm drainage specifications to the plans, verifying the invert elevations for sanitary sewer MH S-2, and explaining why the force main is located on the edge of the project area. Ms. Burgess stated other permitting agencies had requested the property boundary be delineated and agreed to add the plat boundary and property boundaries to the plans. Mr. Stevens' comment consisted of his previous request regarding Hortensia Villas that Ms. Burgess add a note to the plans to clarify that Hortensia Place will be privately maintained.

Mr. Cornelius made a motion to approve the engineering plans, subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Keenum seconded the motion, and the motion carried.

Meeting adjourned at 2:32 p.m.

The next meeting is scheduled for March 5, 2007.